

For discussion on
11 April 2008

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Legislative Council Panel on Home Affairs Redevelopment of the Hong Kong Sports Institute

Purpose

This paper informs Members of the latest position in respect of the redevelopment of the Hong Kong Sports Institute (the Project) and seeks Members' support for the Administration to invite the Public Works Subcommittee (PWSC) to consider the second-stage funding application for around \$1.8 billion in money-of-the-day (MOD) prices for the construction of the main works of the Project.

Background

2. In his 2006-07 Policy Address, the Chief Executive announced, amongst other initiatives to promote sports development in Hong Kong, the redevelopment of the Hong Kong Sports Institute (HKSI) to provide world-class training facilities to elite athletes in Hong Kong. The Project covers upgrading of the existing facilities at the HKSI premises at Yuen Wo Road, Sha Tin (Fo Tan venue), which were built in early 1982, and provision of additional facilities to meet the projected demand for emerging new sports over the next 10 to 15 years.

3. At the meeting of the Home Affairs Panel (HA Panel) held on 13 April 2007, we presented the proposed scope of the Project, the preferred development option and the collaboration between HKSI and Sha Tin District. At its meeting on 11 May 2007, the HA Panel listened to the views on the Project from deputations, and supported the Administration's plan to submit the funding application for the preparatory works (including ground investigation, condition and structural surveys, and consultancy services for detailed design and tender documentation) of the Project to the PWSC for consideration. With the support of the PWSC, the Finance Committee (FC) approved the first-stage funding of \$52.9 million on 22 June 2007.

Latest Position

4. In October 2007, HKSI appointed the Architectural Lead Consultant and the Quantity Surveying Consultant to proceed with the preparatory works with an aim to consolidate the detailed design before tendering by the second quarter of 2008. In drawing up the detailed design of the main works of the Project, HKSI and its consultants articulate the following three key principles:

- (a) Maximising the synergy of the training areas;

- (b) Provision of integrated sports facilities as well as additional ancillary facilities to support training of disabled athletes; and
- (c) Provision of training facilities up to international standards for elite athletes.

Since late 2007, HKSI and its consultants have conducted consultation on the draft detailed design for the main works with the key stakeholders including the Sports Federation & Olympic Committee of Hong Kong, China (SF&OC), Elite Sports Committee (ESC), National Sports Associations (NSAs) of the elite sports and sports for the disabled, the Hong Kong Elite Athletes Association (HKEAA), the Board, coaches, athletes and staff of HKSI, as well as the Culture, Sports and Community Development Committee (CSCDC) of the Sha Tin District Council (STDC).

Project Scope

5. Following consultation with the relevant stakeholders and taking into account design preferences, HKSI has proposed some minor fine-tuning of the project scope. Compared to the project scope as presented to the HA Panel in April 2007 (at **Annex A**), the key changes are as follows:

- (a) To revise the original plan for the 11-storey multi-purpose building to a 9-storey one with a larger area per floor while the total floor area will remain unchanged. As regards the design of the athletes' hostel, there will be an internal open courtyard and a podium garden to provide a homely living environment with more green space to athletes;
- (b) To set up the new tenpin bowling centre at the new multi-purpose sports hall instead of in the new multi-storey building. This is to provide centralised indoor training facilities for greater efficiency on shared use facilities;
- (c) To connect the new 52m international standard indoor swimming pool with the existing 25m pool, thereby forming an integrated indoor swimming complex;
- (d) To provide two new covered tennis courts instead of having a new indoor tennis court for shared use with other sports originally planned in the new multi-purpose sports hall. Together with the 6 outdoor tennis courts situated to the east of the athletic track, there will be 8 tennis courts in total;
- (e) To build a new elevated and covered walkway connecting the new multi-purpose building with other key facilities of HKSI, facilitating a safe, convenient and through-way covered access for HKSI users including athletes and the disabled; and

- (f) To increase the number of parking spaces from the current level of 200 to around 270, of which 230 parking spaces will be provided in the new multi-purpose building to facilitate parking by HKSI facility users. This is also in response to local community's request for more carparks for visitors.

Except the above modifications, facilities covered in the revised project scope remain essentially the same as those in the earlier version (Annex A). A summary table highlighting these changes in the project scope is at **Annex B**. The latest Master Layout Plan is at **Annex C**.

6. Besides, the outdoor velodrome at Fo Tan venue, which is mainly used for the cycling training of junior athletes, will be demolished in early 2009 to make way for the construction of the new multi-purpose building. Given that the outdoor velodrome can hardly meet the longer term requirements for cycling training because of its outdated design and to ensure no interruption to cycling training, HKSI has identified a site at Whitehead, Ma On Shan for setting up a temporary velodrome. HKSI has already submitted an application with the Lands Department for this decanting arrangement of the Project.

Project Programme

7. Given that HKSI is to be developed in-situ, the Project has to be planned and phased very carefully to minimise disruption to HKSI's normal operations and athletes training. On the other hand, for the betterment of elite sports development in Hong Kong and to release YMCA's Wu Kwai Sha Youth Village (WKSJV) and Leisure and Cultural Services Department (LCSD) facilities being used by HKSI for community use as soon as possible, it is desirable to have the Project completed as early as possible.

8. As presented to the HA Panel in April 2007, the Project will proceed in two phases with phase one to cover upgrading/refurbishment works to existing facilities at Fo Tan venue and phase two embracing construction of new facilities. Details are outlined as follows:

- The construction work is planned to take two phases. Phase one works (including the refurbishment works of existing indoor sports complex in Fo Tan venue and the foundation of the new multi-purpose building, new multi-purpose sports hall and new rowing boathouse) will commence in the fourth quarter of 2008.
- HKSI will remain in its current temporary main base in WKSJV and continue using LCSD venues for elite training for an extra six to nine months (from December 2008) until completion of phase one, estimated to be the third quarter of 2009.

- HKSI will then move back to Fo Tan venue and resume normal operations after the completion of phase one works in the third quarter of 2009. All new superstructure works will start in the fourth quarter of 2009.
- Phase two works will proceed in parallel with the normal HKSI operations. Elite training facilities will by and large remain intact and only athletes' hostel and administration offices need to be relocated once more, i.e. from WKSYPV back to existing hostels/offices in the third quarter of 2009 and upon completion of the new multi-purpose building to the new facilities in the third quarter of 2010. The other affected facility would be the canteen which may have to operate at a reduced size after the refurbishment works pending completion of the new canteen/restaurant in the new multi-purpose building. The Project will complete in the third quarter of 2011.

Project Cost

9. Taking into account the detailed design and tender price adjustment, the latest estimates as worked out by HKSI's consultant is around \$1.8 billion in MOD prices.

Community Recreation and Sport Facilities

10. Under the current arrangement, HKSI will continue to occupy WKSYPV as the temporary main base and some of the LCSD venues (mainly in Sha Tin) as elite training facilities. After the completion of phase one works in the third quarter of 2009, HKSI will move back to Fo Tan venue and resume normal operations. LCSD will refurbish the relevant LCSD facilities where appropriate and re-open them to the public in the fourth quarter of 2009.

11. In Sha Tin District, LCSD venues being used for elite training by HKSI include Ma On Shan Sports Ground and Ma On Shan Sports Centre. Being cautious about the inconvenience caused to the community due to the use of these facilities, HKSI has maintained close dialogues with LCSD and has been returning more sessions for public use, without interruption to elite training.

Collaboration between HKSI and Sha Tin District

12. HKSI is highly appreciative of the tremendous support and assistance STDC and Sha Tin residents rendered to the Project. HKSI has reiterated that it would collaborate fully with STDC in offering a greater variety of sports training and activities for Sha Tin residents. Some of these initiatives include:

- (a) to jointly organise sports training courses with STDC and to support the Sha Tin District Sports Festival to cater for the needs of Sha Tin residents;
- (b) to offer the facilities in the redeveloped HKSI, including the new facilities (e.g., bowling alleys, new international standard swimming pool, etc.) for use by local schools or sports clubs as far as possible when not used for elite training;
- (c) to give priority booking and concessionary rates for HKSI facilities (e.g. conference facilities, sports information centre) for activities organised by STDC;
- (d) to help promote sports in the Sha Tin District by arranging elite athletes to attend sports activities organised by STDC; and
- (e) to arrange visits to the redeveloped HKSI for primary and secondary schools in Sha Tin District for students to associate with and learn from elite athletes on sports training and sportsmanship.

13. Since early 2007, HKSI has already taken forward some of the above initiatives. For example, HKSI has organised a number of wushu, taichi and taekwondo courses at the wushu training venue at Ma On Shan Sports Centre. In addition, HKSI has offered professional advice to STDC in the latter's organisation of sports events, and has arranged some elite athletes to participate in and demonstrate their sport skills at the events co-organised by LCSD and STDC in Sha Tin.

14. HKSI will continue to support STDC to organise a variety of sports events. It will offer professional advice on relevant sports training classes, such as course schedule and coach employment. In addition, professionals from the HKSI's Athlete and Scientific Services Division will offer assistance in organising quality sports activities for Sha Tin residents, with a view to promoting healthy lifestyle and enhancing sports performance.

15. Upon completion of the Project, it is expected that all the above mentioned initiatives (paragraph 12) will be fully implemented. In the meantime, HKSI will maintain its close contact with STDC to gain better understanding of and actively respond to the needs of the Sha Tin District.

Public Consultation

16. Concerning the main works of the Project, since late 2007, HKSI has consulted the key stakeholders of the sports sector including SF&OC, ESC, NSAs of the elite sports and sports for the disabled, HKEAA as well as the Board, coaches,

athletes and staff of HKSI. They have uniformly expressed support for the Project and would like to see its early implementation for the betterment of elite training and sports development in Hong Kong.

17. On 28 February 2008, we have also consulted CSCDC of STDC. Members of CSCDC welcomed the Project as the new and enhanced facilities at the redeveloped HKSI would benefit the Sha Tin District and the wider community. In addition, as some LCSD facilities at Sham Shui Po and Tai Po have been spared for elite training in the interim, we have also updated members of the Sham Shui Po District Council and the Tai Po District Council by information papers on 3 March 2008.

Way Forward

18. Subject to Members' support, we plan to submit the second-stage funding application of the Project at an estimated cost of around \$1.8 billion in MOD prices to the PWSC for consideration at its meeting in May 2008. We need to secure funding approval from the FC before the summer recess of LegCo in early July 2008 such that the construction of the main works of the Project can start as early as in the fourth quarter of 2008. Delay in commencement of the works would have adverse implications. HKSI would need to identify an alternative training base to support elite training as WKSJV has to be returned to YMCA by December 2009 for the latter to host the World Council of YMCAs 2010 in mid 2010; and LCSD venues designated to HKSI for elite training would not be returned for public use so soon (in the fourth quarter of 2009).

19. Subject to FC's approval of the second-stage funding, we plan to commence the construction works of the Project in the fourth quarter of 2008 for completion in the third quarter of 2011, in accordance with the project programme as set out in paragraph 8 above.

**Home Affairs Bureau
April 2008**

Project Scope presented to HA Panel in April 2007

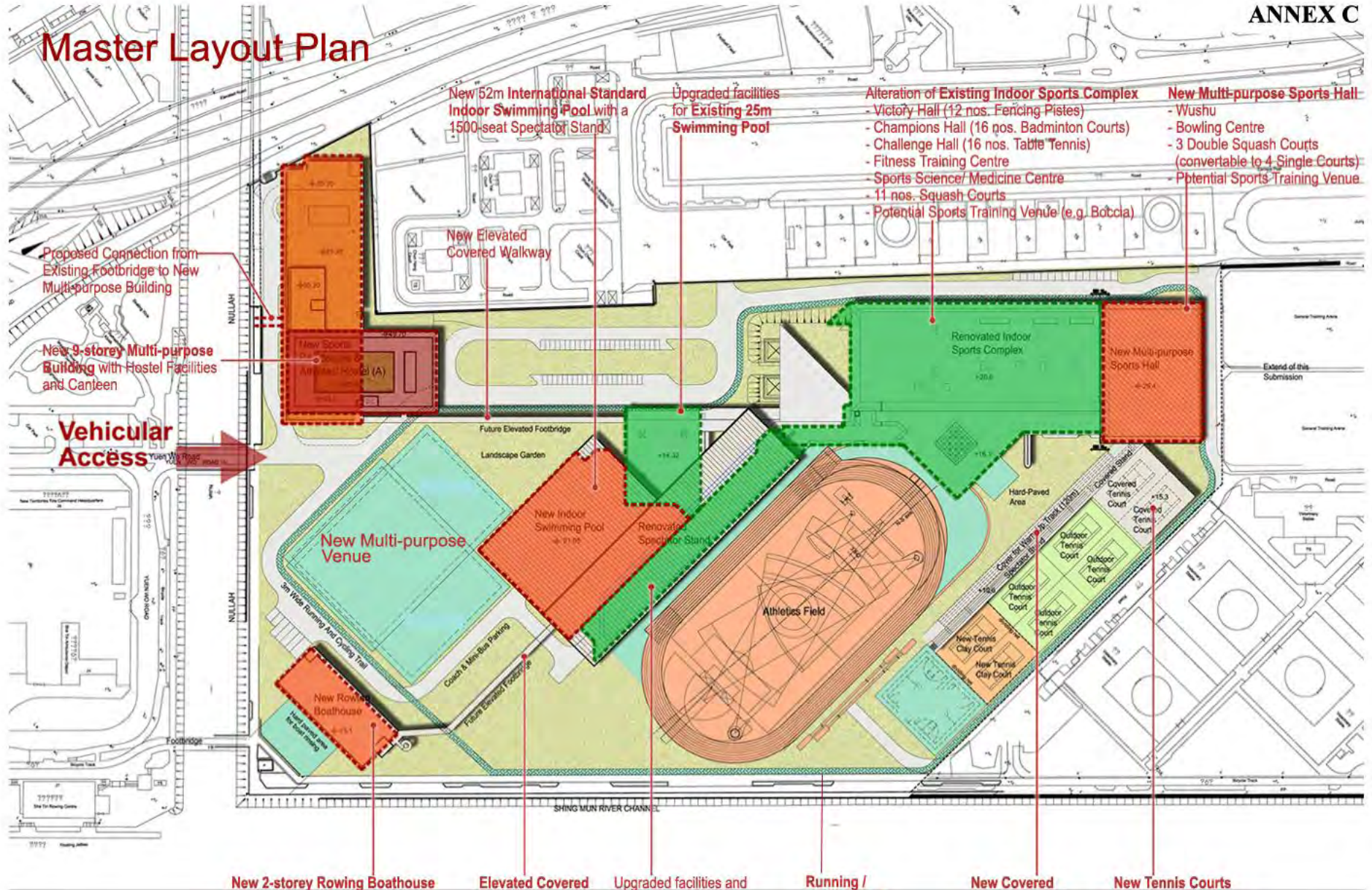
- (a) A new 11-storey multi-purpose building situated at the site of the existing outdoor velodrome. It will house the following facilities:
 - (i) a 12-lane bowling centre
 - (ii) a sports information centre
 - (iii) conference centre, lecture and coaching rooms and function rooms
 - (iv) athletes' canteen / restaurant
 - (v) athletes' hostel (5 storeys at Level 5 to 9 with a capacity for 370 athletes)
 - (vi) sports residence (2 storeys at Level 10 to 11 for visiting athletes and sports personnel)
 - (vii) offices and ancillary facilities
- (b) A new multi-purpose sports hall (for an indoor tennis court, a venue for training of wushu and 2 doubles squash courts convertible to 3 singles courts)
- (c) A new 52-metre(m) international standard indoor swimming pool (connected with the existing 25-m pool)
- (d) A new 2-storey rowing boathouse
- (e) A new 120m 4-lane warm-up track with spectator stand
- (f) Upgrading of the existing indoor sports complex (to provide better facilities for table tennis, fencing, badminton, sports science laboratories, sports medicine clinic and fitness training centre with expanded, integrated recovery centre, coaches offices, building services and fittings)
- (g) Upgrading of the running / cycling trail with 3m wide rubber finish
- (h) Refurbishment of 4 tennis courts, 2 new tennis clay courts and conversion of the surplus tennis courts and volleyball courts into a new multi-purpose outdoor venue
- (i) A new covered walkway connecting the new 11-storey multi-purpose building and the existing indoor sports complex
- (j) Integrated sports facilities for athletes with disabilities including, but are not necessarily limited to, fencing, boccia, table tennis, rowing, tenpin bowling, swimming, track and field, warm-up and cross-training. Additional ancillary facilities will be specifically targeted to athletes with disabilities including residence, access, toilets and changing rooms, lifts, car-parks, wheel-chair storage etc.

Key Changes to Project Scope of the Redevelopment of the Hong Kong Sports Institute

Project Scope presented to HA Panel in April 2007	Key changes, if any
<p>(a) A new 11-storey multi-purpose building situated at the site of the existing outdoor velodrome. It will house the following facilities:</p> <ul style="list-style-type: none"> (i) a 12-lane bowling centre (ii) a sports information centre (iii) conference centre, lecture and coaching rooms and function rooms (iv) athletes' canteen / restaurant (v) athletes' hostel (5 storeys at Level 5 to 9 with a capacity for 370 athletes) (vi) sports residence (2 storeys at Level 10 to 11 for visiting athletes and sports personnel) (vii) offices and ancillary facilities 	<ul style="list-style-type: none"> • To construct a 9-storey multi-purpose building with a larger area per floor while the total floor area will remain unchanged. • The new bowling centre will be relocated to the new multi-purpose sports hall.
<p>(b) A new multi-purpose sports hall (for an indoor tennis court, a venue for training of wushu and 2 doubles squash courts convertible to 3 singles courts)</p>	<ul style="list-style-type: none"> • There will be a new bowling centre in the new multi-purpose sports hall. • On squash courts, there will be 3 double squash courts (convertible to 4 single courts).
<p>(c) A new 52m international standard indoor swimming pool (connected with the existing 25m pool)</p>	<ul style="list-style-type: none"> • To form an integrated indoor swimming complex.
<p>(d) A new 2-storey rowing boathouse</p>	<p>Not applicable</p>
<p>(e) A new 120m 4-lane warm-up track with spectator stand</p>	<ul style="list-style-type: none"> • The new warm-up track will be provided with cover and situated opposite to the existing spectator stand.

Project Scope presented to HA Panel in April 2007	Key changes, if any
(f) Upgrading of the existing indoor sports complex (to provide better facilities for table tennis, fencing, badminton, sports science laboratories, sports medicine clinic and fitness training centre with expanded, integrated recovery centre, coaches offices, building services and fittings)	Not applicable
(g) Upgrading of the running / cycling trail with 3m wide rubber finish	Not applicable
(h) Refurbishment of 4 tennis courts, 2 new tennis clay courts and conversion of the surplus tennis courts and volleyball courts into a new multi-purpose outdoor venue	<ul style="list-style-type: none"> • To provide two covered hard courts instead of one for shared use in the new multi-purpose sports hall.
(i) A new covered walkway connecting the new 11-storey multi-purpose building and the existing indoor sports complex	<ul style="list-style-type: none"> • The new covered walkway will be elevated.
(j) Integrated sports facilities for athletes with disabilities including, but are not necessarily limited to, fencing, boccia, table tennis, rowing, tenpin bowling, swimming, track and field, warm-up and cross-training. Additional ancillary facilities will be specifically targeted to athletes with disabilities including residence, access, toilets and changing rooms, lifts, car-parks, wheel-chair storage etc.	Not applicable

Master Layout Plan



New 52m International Standard Indoor Swimming Pool with a 1500-seat Spectator Stand

Upgraded facilities for Existing 25m Swimming Pool

- Alteration of Existing Indoor Sports Complex**
- Victory Hall (12 nos. Fencing Pistes)
 - Champions Hall (16 nos. Badminton Courts)
 - Challenge Hall (16 nos. Table Tennis)
 - Fitness Training Centre
 - Sports Science/ Medicine Centre
 - 11 nos. Squash Courts
 - Potential Sports Training Venue (e.g. Boccia)

- New Multi-purpose Sports Hall**
- Wushu
 - Bowling Centre
 - 3 Double Squash Courts (convertable to 4 Single Courts)
 - Potential Sports Training Venue

Proposed Connection from Existing Footbridge to New Multi-purpose Building

New Elevated Covered Walkway

New 9-storey Multi-purpose Building with Hostel Facilities and Canteen

Vehicular Access

New Multi-purpose Venue

New Indoor Swimming Pool

Renovated Spectator Stand

Athletics Field

New Rowing Boathouse

Coach & Minibus Parking

Elevated Covered Walkway

Upgraded facilities and new roof for Existing Spectator Stand

Running / Cycling Trail

New Covered Warm-up Track

New Tennis Courts with Spectator Stand

- 2 nos. Covered Courts
- 4 nos. Outdoor Courts
- 2 nos. Clay Courts

New 2-storey Rowing Boathouse orientated for easy boat delivery to adjacent boathouse and pontoon